

**DEXTER PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7, 2014**

I. CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 7:30 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips	Jim Carty
Marni Schmid -ab	James Smith	Scott Stewart
Tom Stoner	Joe Semifero – arr at 7:31 PM	

Also present: Michelle Aniol, Community Development Manager; and Carol Jones, Village Clerk; Dan Schlaff, Public Services Director; and Jim Carson, Village Trustee; and residents.

II. APPROVAL OF THE MINUTES

1. Regular Meeting – September 2, 2014

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of September 2, 2014 as presented.

Unanimous voice vote approval with Schmid absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Carty to approve the agenda as presented.

Unanimous voice vote approval with Schmid absent.

IV. PUBLIC HEARINGS

None

V. PRE-ARRANGED PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

- Acknowledged the passing of former Planning Commission member Mary Kimmel. The Village will be doing something in the future to recognize her service.
- Welcome to new Planning Commission member Jim Carty.

B. Planning Commissioners and Council Ex Officio Reports

Mr. Semifero had no updates at this time.

C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- Red Brick has the Bits & Pizzas building under contract and will be working on the expansion of their business.
- This may be the last year for Jenny's Market located at Island Lake and Dexter-Pinckney.
- Mill Creek Sport Center has been in probate and will be going up for sale. Met with representatives from Webster and Scio Townships regarding this business as parts of it are located in each township.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. OLD BUSINESS

A. Sign Regulations – Discussion and possible action regarding next steps in the process to amend sign regulation.

Discussion followed regarding the materials that were sent to the Village Council and the next steps to follow – could do a complete overhaul or could do some tweaking in particular to those items that come up often for variances. Will need to come up with a scope of work for this project and hope to have this done in house with an existing consultant.

B. Group Day Care Home – Review and discussion regarding revised regulations to allow a group day care home in the Village Residential District.

Ms. Aniol reported that space allotments determined by the State of Michigan have been incorporated into the amendment for Article 8 for Group Day Care Homes. Discussion followed with the following comment that if the state changes the requirements it would mean that the Village would have to amend the ordinance. It would be best if the outdoor space requirements remain and remove the indoor space requirements.

IX. NEW BUSINESS

A. Area Plan Approval Extension - Dexter Crossing Commercial – Discussion and possible action to extend approval of area plan for Dexter Crossing Commercial.

Tom Covert representing Oxford Companies spoke to the area plan and that they are looking to the future. They would like to extend the plan for the next few years with no real change in the plan. Discussion followed on the area plan

and in particular on the large building proposed in the outlot and that it could block the views of the other tenants on the site.

Motion Semifero; support Carty based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 19.15 of the Village of Dexter Zoning Ordinance, the Planning Commission recommends the Area Plan for Dexter Crossing Commercial Shopping Center, dated September 17, 2014 and submitted to the Village on September 18, 2014, be extended for two years (i.e. December 10, 2016) subject to the following conditions:

1. A modification in the layout and design of green space adjacent to the ROW to be consistent with the Busch's development across Dexter-Ann Arbor Road.
2. Recommendations by OHM regarding essential services, facilities and utilities, as cited in the November 15, 2012 review letter.
3. Resolution of specific items during the site plan review process, as cited in the CWA review letter dated, November 27, 2012, including the following:
 - a. General concept of the pedestrian element.
 - b. Sidewalk ramps on the southeast corner of the intersection updated to current ADA standards.
 - c. Demonstrate need for additional parking.
 - d. Detailed parking calculations.
 - e. Complete landscape plan.
 - f. Photometric plan and lighting details.
 - g. Location, placement and dimension of signage.
 - h. Floor plans and elevations.
4. Approval of building location and site arrangement by the Village Engineer.

Ayes: Phillips, Carty, Smith, Stewart, Stoner, Semifero and Kowalski

Nays: None

Absent: Schmid

Motion carries

B. Baker Road Corridor Plan - Discussion regarding Baker Road Corridor in the Capital Improvements Plan (CIP), sidewalk/crosswalk safety, and tree planting schedule.

Chairman Kowalski recommended that Commissioners walk the Baker Road corridor as this area has been neglected and now with the CIP we have an opportunity to make the needed changes and identify the needed projects such as a lighting plan.

C. Cider Mill Parking and Huron Street – Discussion regarding seasonal parking demands of the Cider Mill on Huron Street.

Ms. Aniol reported the need to look into parking on Huron Street and locations for the seasonal parking for the Cider Mill. Parking will be limited in the future when MDOT comes in with fencing for the high speed rail.

Commissioner Phillips inquired if there had been any accidents or injuries with the parking situation and that he would like to see a traffic study or have a traffic engineer work on this issue.

Nancy Steinhauer, owner of the Cider Mill, commented that the parking had become a safety issue this year due to the road construction on Central Street. Former owner, Richard Koziski felt that signage could be improved so that vehicles would park completely off the road way as required. He also expressed his appreciation to the Village for the beautification of the streets and the town.

D. Medical Marihuana Legislation Update – Discussion regarding current proposed legislation regarding commercial marihuana dispensaries.

Ms. Aniol commented that she was not sure how things will evolve with the substitute bill.

Commissioner Semifero explained about the previous legislation regarding medical marihuana.

X. PROPOSED BUSINESS FOR NEXT AGENDA

- A. **Public Hearing:** Text Amendment to the Zoning Ordinance regarding Group Day Care Homes in the Village Residential District.
- B. **CIP**

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Smith; support Phillips to adjourn at 8:55 PM.

Unanimous voice vote approval with Schmid absent.

XIII. COMMUNICATIONS

None

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: November 3, 2014